



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2206381

Applicant Name: Mark Gordon for Fontaine LLC

Address of Proposal: 8615 Delridge Way SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into six unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The construction of townhouses has been approved under project #2202864.

The following approval is required:

Unit Lot Subdivision - To subdivide one existing parcel into six unit lots.
(Chapter 23.24.045 Seattle Municipal Code)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site Description

This 7,650.3 sq. ft. site is zoned Lowrise 2 (L2). The site is located in the Delridge neighborhood of West Seattle. The lot was formerly developed with a single family residence which was demolished and replaced with three two unit structures under project number

2202864. This site is not located in a mapped critical area. The street is developed with curbs and sidewalks.

Area Development

Development in the vicinity consists primarily of single family residences on lots of varying shapes and sizes. The heavy volume of traffic along Delridge Way SW produces vehicle noise and airborne particulates in the vicinity.

Proposal

The proposal is to short subdivide one platted lot into six unit lots. Each lot would have the following lot areas: Parcel A – 1,316.5 sq. ft., Parcel B – 1,334.3 sq. ft., Parcel C – 1,187.7 sq. ft., Parcel D – 1,167.7 sq. ft., Parcel E – 1,308.4 sq. ft.; and Parcel F – 1,335.7 sq. ft. Vehicular access to Parcels A, B, C, and D would be from a 13 foot wide easement off of a gravel alley. Half of the easement would be on the adjoining property to the south. Vehicular access to Parcels E and F would be directly off the gravel alley at the rear of the site.

Comment

No comment letters were received during the comment period which ended November 27, 2002. However, a neighboring resident called to express concerns about a potential increase in dust from the gravel alley as a result of additional vehicles using the alley.

ANALYSIS – UNIT LOT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Based on information provided by the applicant, referral comments from the Access and Drainage Section, Water, and Fire Departments, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. There is no minimum lot size in the Lowrise 2 zoned portion of the lot. Section 23.24.045B of the Land Use Code provides that if the development as a whole meets development standards, development on individual unit lots may be non-conforming as to some or all of the development standards, except that private usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves. Therefore, the short plat satisfies the Land Use Code provisions.
2. Parcels A, B, C, and D would have vehicular access from a 13 foot wide easement off of a gravel alley at the rear of the site. Half of the width of the easement would be on the adjoining property to the south. Parcels E and F would have vehicular access directly off of the gravel alley. The street is hard surfaced and has curbs and sidewalks. An easement or covenant will be required to allow for the proper posting of addresses. The Fire Department has indicated that the proposal will allow adequate emergency vehicle access to all parcels. In addition, a standard fire hydrant is located approximately 260 ft. from the property line in Delridge Way SW, which will provide ready access to a standard gauge and pressure watermain to accommodate adequate fire response to all six Parcels. City Light indicated that the proposed parcels will have adequate access to electrical utilities with the provision of an easement.
3. Drainage, water supply and sanitary sewage disposal issues are as follows:

There is a 12 inch public storm drain (PSD) to the north in SW Cloverdale Street. This area is within the Longfellow Creek Drainage Sub-basin. Stormwater detention, with controlled release to the PSD in SW Cloverdale Street is likely to be required for construction in excess of 2000 square feet of developmental coverage. Plan review requirements will be made at the time of the building permit application in accordance with any applicable stormwater ordinances in effect at that time. If the project is greater than 5000 square feet of new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and 22.802.020, may be required.

There is an existing standard 8-inch water main in Delridge Way SW.

The existing structure located upon the proposed short plat is connected by means of a single sidesewer to an 8 inch public sanitary sewer (PSS) located in the alley to the west of Delridge Way SW. The applicant should contact the drainage and sidesewer counter at the Department of Design Construction and Land Use on the 20th floor of Key Tower, 700 5th Avenue.

4. The objective of the multi-family zone is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. An equally important objective is to ensure that new development is compatible with neighborhood character. This short plat will sensitively increase the scale and intensity of development in the neighborhood while also attempting to minimize the impacts on existing character. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection, as well as adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.
5. The proposed subdivision is not located in an environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. There are no existing trees on the site.
7. The proposal is a unit lot subdivision. The development as a whole meets all the development standards and the open space for each dwelling unit is provided on the same lot as the dwelling unit it serves. The required access easements and joint use and maintenance agreements have been executed for the use of common garage and parking areas. The required parking for each lot is provided on the same lot as each dwelling unit. It will be noted on the plat that the unit lot is not a separate building lot and that application of development standards to the parent lot may limit additional development of the individual unit lots.

DECISION - UNIT LOT SUBDIVISION

The proposed unit lot subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - UNIT LOT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Submit the recording fee and final recording forms for approval. See changes suggested by the land use technician and reconcile the changes to the technician's satisfaction.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "*For conditions of approval after recording see page ____ of ____*". If necessary, renumber the pages.

- Signature: (signature of file) Date: March 20, 2003
Malli J. Anderson, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

Anderson/doc/2206381d.doc